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BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF HUNT §

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DEPUTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Verandah, executed on December 20, 2007 and recorded under Volume 1695, Page 288 et seq., of the Official Public Records of Hunt County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Verandah Homeowners Association, Inc. on June 19, 2020, August 25, 2020, and October 14, 2020, sent notice of default in payment of assessments to **GERALD MCDAVID and TIFFANY YVETTE MCDAVID, husband and wife**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **GERALD MCDAVID and TIFFANY YVETTE MCDAVID, husband and wife**, have continued to default in the payment of their indebtedness to Verandah Homeowners Association, Inc. and the same is now wholly due, and Verandah Homeowners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Verandah Homeowners Association, Inc.

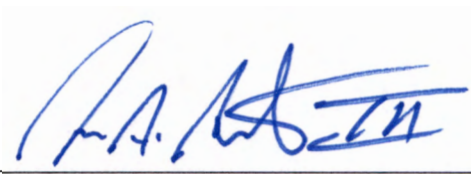
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th of February, 2023, between 10:00 a.m. and 4:00 p.m., Verandah Homeowners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction in the common area at the base of the Central stairway on the 2nd floor inside the Courthouse or the base of the North steps outside of the Courthouse; in the event that the Courthouse is closed, at the Hunt County Courthouse, 2507 Lee Street, Greenville, Hunt County, Texas, or as designated by the Hunt County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

SIGNED: December 21, 2022.

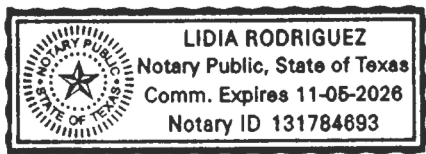
VERANDAH HOMEOWNERS ASSOCIATION, INC.

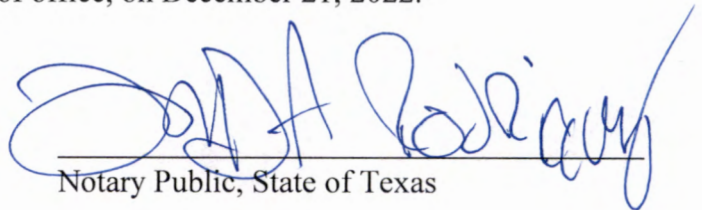
By: 
Judd A. Austin, III
Its: **Duly Authorized Agent**

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Verandah Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on December 21, 2022.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue, Suite 2700
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 5, Block 50, VERANDAH Phase One A, an Addition to Hunt County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 393 and Volume 400, Page 2070, Plat or Records, Hunt County, Texas (the "Property").